
S-4450
OAK LANE PLACE MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
May 1, 2014

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners Nicholas & Deborah O'Neil, represented by Todd Starr of Starr Associates, are seeking primary approval of a one lot subdivision on 5.077 acres, located on the east side of CR 300 W, approximately 3/4 mile north of CR 600 N, in Wabash 23 (NW) 24-5.

AREA ZONING PATTERNS:

The property is zoned A, Agricultural as is all surrounding land. Farther to the east is the Flood Plain zoning associated with Indian Creek.

The parent tract is 78.149 acres in area. Other than a small Exemption E transfer that occurred years ago, this will be the first division from the parent tract. Three division rights will remain after the approval of this subdivision. Prior to the recordation of the final plat, an Exemption E deed will need to be recorded combining 0.464 acres with the adjacent 1.0 acre parent tract.

AREA LAND USE PATTERNS:

The site has rows of trees on the front half; the back portion appears to be farmed. Surrounding property is also either farmed, large-lot residential, or wooded.

TRAFFIC AND TRANSPORTATION:

CR 300 W is classified as a rural secondary arterial by the adopted *County Thoroughfare Plan*. The required 40' half-width right-of-way has been shown. The Highway Department is not requiring a "no vehicular access" statement along the frontage; however because the property owners want to keep the existing trees within the 83' wide "flagpole" portion of the lot, and because there is an existing available driveway adjacent to the south, a "no vehicular access" statement has been shown and will be platted along the entire frontage of the lot. Because the highway department is not requiring this "nva" and it is solely petitioners' wish to have future property owners use the driveway to the south, there is no need for a condition to be placed on the final plat. A mortgage affidavit has already been filed with this request.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor's Office has already approved the drainage for this lot.

A letter from the County Health Department states that, "the soils are suitable for the installation of an elevated sand mound or shallow trench subsurface absorption system with a perimeter drain to lower seasonal water table. An easement to a gravity outlet will be required for the perimeter drain. System type will be determined based on landscape position and location of the home in relation to the soil boring locations." The revised sketch plan shows a 10' wide perimeter drain easement crossing petitioners' property to the east of the lot connecting the lot with Indian Creek.

CONFORMANCE WITH UZO REQUIREMENTS:

The lot width, which is measured at the front building setback is 292.52' and the lot area is 5 acres, both standards exceed the UZO minimum lot requirements in the A zone. All setbacks shown are correct.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing and required easements, covenants or restrictions shall be shown and referenced with the corresponding recording information including the access easement to the south, and the drainage easement to the east (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street address and County Auditor's Key Number shall be shown.